

## **EXHIBIT C**

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File No. <b>2019-1148-TX</b>	7. Loan No. <b>1903958</b>	8. Mortgage Insurance Case No.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: <b>EK Real Estate Services of NY, LLC 79 Madison Avenue New York, NY 10016</b>	E. Name & Address of Seller: <b>Cristina Felix and Ronnell Young 708 Dema Lane Burleson, TX 76028</b>	F. Name & Address of Lender: <b>LendingOne, LLC 901 Yamato Road Boca Raton, FL 33487</b>
G. Property Location: <b>708 Dema Lane Burleson, TX 76028</b>	H. Settlement Agent: <b>Blueprint Title - TX</b>	I. Settlement Date: <b>07/25/2019</b> Funding Date: <b>07/25/2019</b> Disbursement Date: <b>07/25/2019</b>

## J. Summary of Borrower's Transaction

<b>100. Gross Amount Due from Borrower</b>	
101. Contract sales price	\$166,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$5,989.46
104.	
105.	
<b>Adjustment for items paid by seller in advance</b>	
106. City/Town Taxes	
107. County Taxes	
108. Assessments	
109.	
110.	
111.	
112.	
<b>120. Gross Amount Due from Borrower</b>	<b>\$171,989.46</b>
<b>200. Amount Paid by or in Behalf of Borrower</b>	
201. Deposit	
202. Principal amount of new loan(s)	\$112,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<b>Adjustments for items unpaid by seller</b>	
210. City/Town Taxes 01/01/2019 to 07/25/2019	\$2,456.16
211. County Taxes	
212. Assessments	
213.	
214. Termination Option Price	\$60,000.00
215. First Month's Rent	\$1,276.00
216. Seller Closing Cost Credit to Buyer	\$5,415.00
217. Rent Holdback	\$7,092.00
218. July Prorated Rent	\$329.29
219.	
<b>220. Total Paid by/for Borrower</b>	<b>\$188,568.45</b>
<b>300. Cash at Settlement from/to Borrower</b>	
301. Gross amount due from borrower (line 120)	\$171,989.46
302. Less amounts paid by/for borrower (line 220)	\$188,568.45
303. Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$16,578.99

## K. Summary of Seller's Transaction

<b>400. Gross Amount Due to Seller</b>	
401. Contract sales price	\$166,000.00
402. Personal property	
403.	
404.	
405.	
<b>Adjustment for items paid by seller in advance</b>	
406. City/Town Taxes	
407. County Taxes	
408. Assessments	
409.	
410.	
411.	
412.	
<b>420. Gross Amount Due to Seller</b>	<b>\$166,000.00</b>
<b>500. Reductions in Amount Due to Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$2,415.00
503. Existing loan(s) taken subject to	
504. Payoff to Resolution Finance, LLC	\$29,619.80
505. Payoff of Second Mortgage	
506.	
507.	
508.	
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City/Town Taxes 01/01/2019 to 07/25/2019	\$2,456.16
511. County Taxes	
512. Assessments	
513.	
514. Termination Option Price	\$60,000.00
515. First Month's Rent	\$1,276.00
516. Seller Closing Cost Credit to Buyer	\$5,415.00
517. Rent Holdback	\$7,092.00
518. July Prorated Rent	\$329.29
519.	
<b>520. Total Reduction Amount Due Seller</b>	<b>\$108,603.25</b>
<b>600. Cash at Settlement to/from Seller</b>	
601. Gross amount due to seller (line 420)	\$166,000.00
602. Less reductions in amounts due seller (line 520)	\$108,603.25
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$57,396.75

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

L. Settlement Charges

	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
<b>700. Total Real Estate Broker Fees</b>		
Division of commission (line 700) as follows :		
701. \$		
702. \$ to EasyKnock, Inc.		
703. Commission paid at settlement		
704.		
<b>800. Items Payable in Connection with Loan</b>		
801. Our origination charge	\$2,200.00	
802. Your credit or charge (points) for the specific interest rate chosen		
803. Appraisal fee to LendingOne, LLC - POC by borrower \$645.00		
804. Credit report		
805. Tax service		
806. Flood certification		
807. Processing Fee to LendingOne, LLC	\$100.00	
808. Document Preparation Fee to LendingOne, LLC	\$595.00	
809.		
810.		
<b>900. Items Required by Lender to be Paid in Advance</b>		
901. Daily interest charges from 07/25/2019 to 08/01/2019 @ \$21.78 /day	\$152.46	
902. Mortgage insurance premium		
903. Homeowner's insurance		
904.		
<b>1000. Reserves Deposited with Lender</b>		
1001. Initial deposit for your escrow account		
1002. Homeowner's insurance		
1003. Mortgage insurance		
1004. Property taxes		
1005.		
1006.		
1007. Aggregate Adjustment \$0.00		
<b>1100. Title Charges</b>		
1101. Settlement or closing fee \$0.00		
1102. Owner's title insurance to Westcor Land Title Insurance Company	\$1,241.00	
1103. Lender's title insurance to Westcor Land Title Insurance Company \$100.00	\$100.00	
1104. Lender's title policy limit \$112,000.00		
1105. Owner's title policy limit \$166,000.00		
1106. Escrow Fee to Blueprint Title - TX \$800.00	\$800.00	
1107.		
1108.		
1109. Title - State of Texas Policy Guaranty Fee (Owner's Policy) to Texas Title Insurance Guaranty Association	\$2.00	
1110. Title - State of Texas Policy Guaranty Fee (Lender's Policy) to Texas Title Insurance Guaranty Association \$2.00	\$2.00	
<b>1200. Government Recording and Transfer Charges</b>		
1201. Recording fees: Deed \$38.00 Mortgage \$130.00 Release \$ to Tarrant County Recording Office	\$168.00	
1202. City/County tax/stamps Deed \$ Mortgage \$		
1203. State tax/stamps Deed \$ Mortgage \$0.00		
1204.		
1205. Assignment of Leases and Rents	\$54.00	
<b>1300. Additional Settlement Charges</b>		
1301.		
1302.		
1303. Mobile Notary Service for Seller Signing to Sale Signings, LLC	\$150.00	
1304. Processing Fee to EasyKnock, Inc.		\$2,415.00
1305. Survey Fee, Plot Plan to Premier Surveying LLC	\$425.00	
1306.		
1307.		
1308.		
1309.		
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>	<b>\$5,989.46</b>	<b>\$2,415.00</b>

EK Real Estate Services of NY, LLC, a New York Limited Liability Company

By: *Benjamin Black*

07/25/2019

Benjamin Black, Authorized Signatory

Date

Cristina Felix

Date

Ronnell Young

Date

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

Settlement Agent

Date